

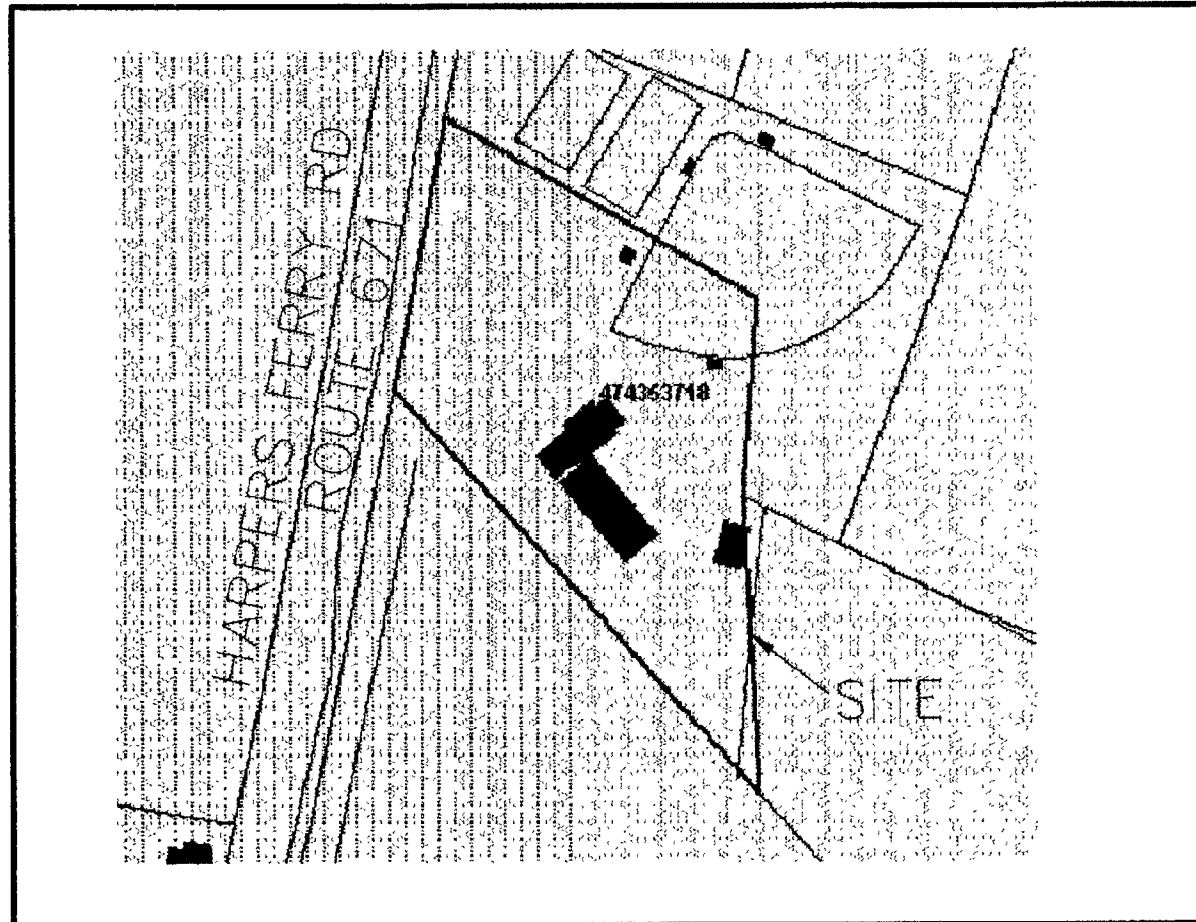
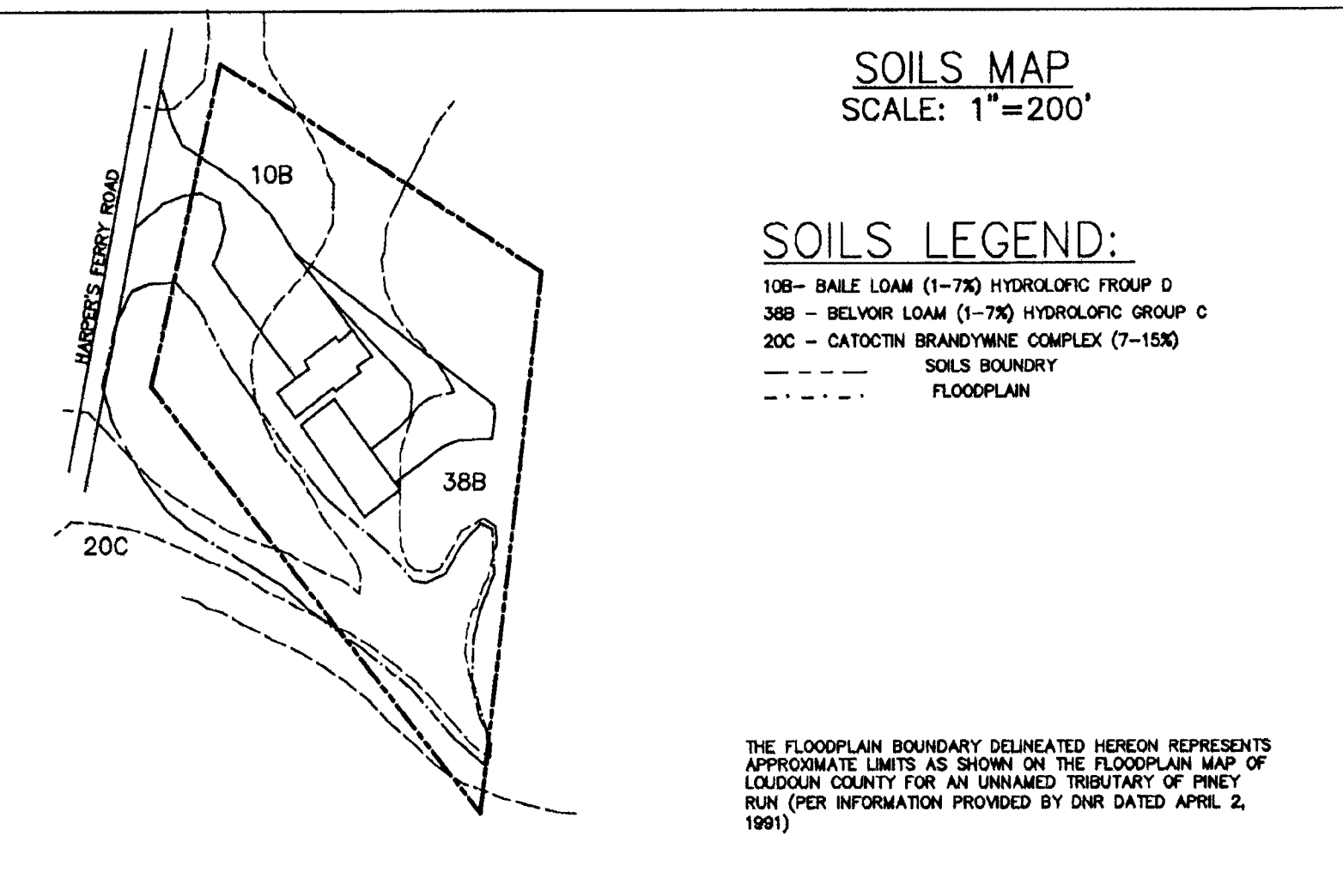
NOT FOR CONSTRUCTION

SITE PLAN AMENDMENT
FOR
APPROVED SITE PLAN SPPF-1991-0004
NEERSVILLE VOLUNTEER FIRE &
RESCUE COMPANY
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

SHEET INDEX

SHEET NO.	
C1.0	COVER SHEET
C2.0	SITE PLAN
C2.1	SITE DETAILS

LEGEND		
EXISTING	ITEM	PROPOSED
+	ROAD SIGN	▼
== == == ==	CONCRETE CURB & GUTTER	== == == ==
== ■ == ==	GUTTER TRANSITION (FROM C2-4 TO C2-4A)	== ■ == ==
== == == ==	SIDEWALK	== == == ==
— W —	WATER MAIN	— W —
— [H] —	FIRE HYDRANT & VALVE	— [H] —
— [V] —	WATER VALVE	— [V] —
— [M] —	WATER METER	— [M] —
== [S] ==	STORM SEWER & INLET	== [S] ==
== [O] ==	STORM SEWER & MANHOLE	== [O] ==
— UGE —	UNDERGROUND ELECTRIC	— UGE —
— T —	UNDERGROUND TELEPHONE	— T —
— [L] —	STREET LIGHT	— [L] —
○	UTILITY POLE	○



VICINITY MAP
SCALE: 1"=200'

ZONING TABULATION

- SUBJECT PROPERTY IS ZONED: AR-1 (ADMINISTERED UNDER THE 1993 LOUDOUN COUNTY ZONING ORDINANCE (REVISED))
- PROPOSED USE: ACCESSORY USE DWELLING UNIT (SEE PROJECT NARRATIVE ON THIS SHEET)
- ZONING REQUIREMENTS:

MINIMUM LOT SIZE:	ALLOWABLE: 3 ACRES
	PROPOSED: N/A
EXISTING LOT SIZE:	3.00 ACRES
- MINIMUM LOT WIDTH:

FRONTING CLASS I ROAD ALLOWABLE:	300 FEET
FRONTING CLASS II ROAD ALLOWABLE:	200 FEET
PROPOSED:	N/A, 300 FEET EXISTING
- LENGTH/ WIDTH RATIO:

ALLOWABLE:	3.5 TIMES WIDTH
PROPOSED:	N/A, 1.37 EXISTING
- BUILDING COVERAGE IN SQUARE FEET:

ALLOWABLE:	NO LOT COVERAGE LIMITATION
PROPOSED:	1,300 SF
- BUILDING SETBACK LINES: STRUCTURES OF LESS THAN 4,000 SF OF GROSS FLOOR AREA: 60' MINIMUM FROM ALL LOT LINES, PER CODE SECTION 5-638(4)

FRONT:	REQUIRED: 60 FEET
	PROPOSED: N/A
SIDE:	REQUIRED: 60 FEET
	PROPOSED: 66 FEET
REAR:	REQUIRED: 60 FEET
	PROPOSED: 63 FEET
- NUMBER OF PARKING SPACES:

	TOTAL	COMMUNITY CENTER	STORAGE	DWELLING UNIT
EXISTING BUILDING:	6,448 SQ. FT.	3,296 SQ. FT.	3,152 SQ. FT.	0 SQ. FT.
PROPOSED ACCESSORY DWELLING UNIT:	1,300 SQ. FT.			1,300 SQ. FT.
TOTAL:	7,748 SQ. FT.			
REQUIRED:	1 SPACE/400 SQ. FT. OF COMMUNITY CENTER ACTIVITY AREA			
	3,296 SQ. FT. / 400 = 8.24 - - - 8 SPACES REQUIRED PER APPROVED SITE PLAN SPPF-1991-0004.			
	ONE (1) ADDITIONAL PARKING SPACE IS PROPOSED WITH THE ACCESSORY DWELLING UNIT PER CODE SECTION 5-1102.			
- BUILDING HEIGHT IN FEET:

ALLOWABLE:	35' MAXIMUM
PROPOSED:	(ONE STORY) 12'
- FLOOR AREA RATIO = GROSS FLOOR AREA / LOT AREA
MAXIMUM FAR PER CODE SECTION 5-638(A)2 IS 0.3.
FAR = 7,748 SF / 130,680 SF = 0.06

GENERAL NOTES:

- THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE LOUDOUN COUNTY TAX ASSESSMENT MAP AS PIN# 474-35-3718-000.
- HORIZONTAL DATUM IS NAD27, VERTICAL DATUM IS NGVD 29.
- NO OBSERVABLE EVIDENCE OF CEMETERIES WAS NOTED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A PUBLIC STREET OR HIGHWAY.
- ALL MEASUREMENTS AND DISTANCES ARE IN U.S. SURVEY FEET.
- THE SUBJECT PROPERTY IS LOCATED IN F.I.R.M. ZONE 'X', AS SHOWN ON COMMUNITY PANEL NUMBER 510090 0025 D, DATED JULY 5, 2001.
- NO TITLE REPORT FURNISHED.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- FLOODPLAIN INFORMATION FROM LOUDOUN COUNTY BUILDING AND DEVELOPMENT DEPARTMENT, GIS AND MAPPING DIVISION, RECEIVED 2-20-07.
- STREAM LOCATION AND BUFFER INFORMATION FROM SURVEY PROVIDED BY RICE AND ASSOCIATES, DATED 2-8-06.

UTILITY CONTACT NUMBERS

UTILITY	UTILITY COMPANY	TELEPHONE NO.
GAS:	COLUMBIA GAS TRANSMISSION CORP.	703-759-2115
ELECTRIC:	CONTACT MISS UTILITY	800-552-7001
TELEPHONE:	CONTACT MISS UTILITY	800-552-7001
CABLE T.V.:	N/A	

OWNER/DEVELOPER/APPLICANT:

TAX MAP PIN# 474-35-3718-000

SITE ADDRESS: NEERSVILLE VOLUNTEER FIRE & RESCUE COMPANY
11762 HARPERS FERRY ROAD
PURCELLVILLE, VA, 20132
(540) 668-6974

OWNER: NEERSVILLE VOLUNTEER FIRE & RESCUE COMPANY INC.
11762 HARPERS FERRY ROAD
PURCELLVILLE, VA, 20132
(540) 668-6974

APPLICANT: LOUDOUN COUNTY OFFICE OF CAPITAL CONSTRUCTION
211 GIBSON STREET, N.W., SUITE 123
LEESBURG, VA 20176
(571) 258-3300

SITE DATA:

- SUBJECT PROPERTY IS SHOWN AS BEING PARCEL NO. 99D ON SHEET NO. 7 OF THE LOUDOUN COUNTY REAL ESTATE ASSESSMENT MAP.
- SUBJECT PROPERTY CONTAINS 130,680 SQUARE FEET OR 3.00 ACRES OF LAND.
- APPROVED SITE PLAN FOR THIS PROPERTY: SPPF-1991-0004

UTILITY IMPROVEMENTS & DWELLING UNIT
AT NEERSVILLE FIRE & RESCUE

LOCATION ADDRESS: 11762 HARPERS FERRY ROAD, PURCELLVILLE, VA 20132
LOUDOUN COUNTY TAX MAP #: 7/99D
MAP CELL PARCEL INDICATOR #: 474353718
PROPERTY OWNER: NEERSVILLE VOLUNTEER FIRE & RESCUE COMPANY, INC.
OWNER ADDRESS: 11762 HARPERS FERRY ROAD, PURCELLVILLE, VA 20132

PROJECT NARRATIVE FOR SITE PLAN
AMENDMENT (SPAM)

THIS PROPOSED PROJECT ADDS A TEMPORARY DWELLING UNIT LOCATED ON THE PROPERTY OF NEERSVILLE FIRE & RESCUE. THE PROPOSED DWELLING UNIT WILL BE APPROXIMATELY 1300 SF WITH AN APPROXIMATE FOOTPRINT OF 24'-0" X 48'-0".

THE 3 ACRE SITE IS ZONED AR-1 AND WAS APPROVED FOR A SPECIAL EXCEPTION AND SITE PLAN IN 1991. THE APPROVED SITE PLAN IS SPPF-1991-0004.

AS REPRESENTED ON THE ATTACHED SITE PLAN AMENDMENT DRAWINGS, THE EXISTING CONDITIONS INCLUDE SEVERAL STRUCTURES SERVING THE FIRE & RESCUE FUNCTIONS, A NON-COMMUNITY WELL AND AN ONSITE SEPTIC SYSTEM. THE DWELLING UNIT WILL BE SERVED BY EXISTING ONSITE UTILITIES INCLUDING THE EXISTING WELL AND WILL ULTIMATELY BE TIED INTO THE EXISTING SEPTIC SYSTEM. ENGINEERING DESIGN FOR AN UPGRADE/REPLACEMENT OF THE EXISTING SEPTIC SYSTEM IS CURRENTLY UNDERWAY UNDER A SEPARATE PROJECT SCOPE. CONNECTION TO THIS SYSTEM WILL BE COORDINATED WITH THE INSTALLATION OF THE DWELLING UNIT.

OTHER ELEMENTS ON SITE INCLUDE AN EXISTING SIREN POLE, TWO EXISTING PROPANE TANKS, A COVERED PAVILION STRUCTURE AND TENNIS COURTS.

THE SITE HAS AN ASPHALT PAVED ENTRANCE AT THE EAST SIDE OF ROUTE 671 WITH CLEAR SITE LINES IN BOTH DIRECTIONS ALONG ROUTE 671. ADDITIONALLY, THERE IS EXISTING SIGNAGE IN PLACE ALONG ROUTE 671 INDICATING APPROACH TO THE FIRE & RESCUE STATION IN BOTH DIRECTIONS. THE SITE HAS GRAVEL PARKING AND ROADWAYS IN FRONT OF THE BUILDINGS AND LEADING TO THE TWO SETS OF APPARATUS BAYS. ON APPROACH TO BOTH APPARATUS BAYS, THERE ARE EXISTING CONCRETE PADS. NO MODIFICATIONS TO ANY OF THOSE SITE ELEMENTS ARE PROPOSED.

MISS UTILITY OF VIRGINIA



CALL BEFORE YOU DIG
1.800.552.7001

APPROVAL BLOCK

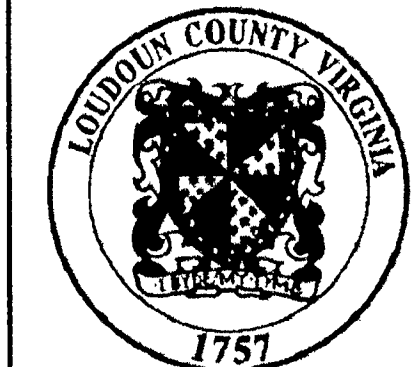
LAND DEVELOPMENT APPLICATION
NUMBER: SPAM-2006-0143

DIRECTOR,
DEPARTMENT OF BUILDING & DEVELOPMENT

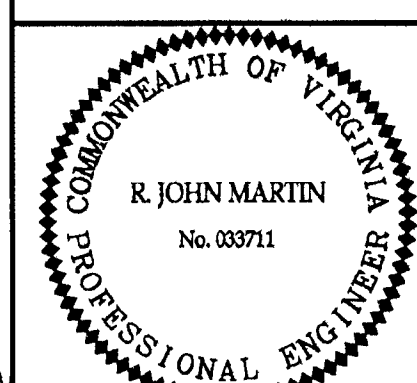
DATE

NO.	DATE	DESCRIPTION
1	3/29/07	1ST SUBMISSION COMMENT REVISIONS

Kimley-Horn and Associates, Inc.
2006 KIMLEY-HORN AND ASSOCIATES, INC.
11762 Harpers Ferry Road
Suite 400
Herdon, Virginia 20171
Phone: 703-674-1300
Fax: 703-674-1350
Engineering, Planning, and Environmental Consultants



COVER SHEET
NEERSVILLE VOLUNTEER FIRE
AND RESCUE STATION
11762 HARPER'S FERRY ROAD
PURCELLVILLE, VA 20132



SCALE: AS NOTED
DRAWN BY: LMG
DESIGNED BY: LMG
CHECKED BY: RUM
DATE: 3-29-07

C1.0

File Name: 091000C.dwg